

1003.2.2 Bret Tarver Sprinkler Ordinance

(Effective June 17, 2002, Revised December 13, 2002, January 12, 2005)

An automatic sprinkler system shall be installed throughout all levels of all new Group A, B, E, F, H, I, M, R-1, R-4, and S occupancies of more than zero square feet and throughout all R-3 occupancies of more than 5,000 square feet. The calculated area shall include all livable space and the area of any attached garage.

Such systems shall be in accordance with UBC standard 9-1 for Group A,B,E,F,H,I,M, and S occupancies, UBC standard 9-3 for residential occupancies four stories or less, and NFPA 13D, 1999 edition for single family dwellings. See also UBC 904.1.3.

EXCEPTIONS:

1. Detached gazebos and ramadas for residential and public use.
2. Independent buildings such as restrooms or snack shops 400 square feet or less that are associated with golf courses, parks and similar uses.
3. Detached non-combustible carports or shade canopies .
4. Guardhouses that are less than 300 square feet in size used to control access to or within residential and/or commercial developments.
5. Detached equipment or storage buildings for commercial use not exceeding 300 square feet.
6. Detached non-combustible canopies used exclusively for automotive, motor fuel-dispensing stations for private passenger vehicles not exceeding 5,000 square feet.
7. Manufactured (Mobile) homes built on a permanent chassis designed and built as a dwelling unit and recreational vehicles that were not site built and are portable in nature.

1003.2.2.1 Retrofit.

Existing buildings are required to comply with the provisions of 1003.2.2 when any of the following apply:

1. Building additions permitted that equal 50% or more of the existing building floor area, or exceed 10,000 square feet; whichever is less.
2. A building that is less than 2,500 square feet, and undergoes a change of occupancy to a lower hazard level, or stays within the current hazard level as defined by Table 1003.2.2.1 shall not be required to provide a fire sprinkler system on a retrofit basis.

3. Two or more building permits related to increased square footage are issued over any three consecutive years.
4. One or more additions within any 3 year period are made to an R-3 occupancy and comply with all of the following:
 - a. The aggregate of the additions exceeds 50% of the original (at the time of this ordinance or at original construction, whichever is later) square footage of the house.
 - b. The new total area of the building is greater than 5,000 square feet.
5. Building remodels are made that require structural changes affecting the primary structural system of the existing building.
6. A building that undergoes a change of occupancy to a higher hazard level, or changes occupancy within hazard level 1 as defined by Table 1003.2.2.1

Table 1003.2.2.1

Hazard Level	Building Occupancy Type
1 (Highest)	H, I, A, R-1
2	S-1, S-5, F-1
3	E, F-2, S-2, S-3, S-4
4 (Lowest)	B, M, U, R-3

1003.2.2 Bret Tarver Sprinkler Ordinance. (Effective June 17, 2002, Revised December 13, 2002.) [current proposed changes in blue](#)

An automatic sprinkler system shall be installed throughout all levels of all new Group A, B, E, F, H, I, M, R-1, R-4, and S occupancies of more than zero square feet and throughout all R-3 occupancies of more than 5,000 square feet. The calculated area shall include all livable space and the area of any attached garage.

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EXCEPTIONS:

8. Detached gazebos and ramadas for residential and public use.
9. Independent buildings such as restrooms or snack shops 400 square feet or less that are associated with golf courses, parks and similar uses.
10. Detached non-combustible carports or shade canopies .
11. Guardhouses that are less than 300 square feet in size used to control access to or within residential and/or commercial developments.
12. Detached equipment or storage buildings for commercial use not exceeding 300 square feet.
13. Detached non-combustible canopies used exclusively for automotive, motor fuel-dispensing stations for private passenger vehicles not exceeding 5,000 square feet.
14. Manufactured (Mobile) homes built on a permanent chassis designed and built as a dwelling unit and recreational vehicles that were not site built and are portable in nature.

1003.2.2.1 Retrofit.

Existing buildings are required to comply with the provisions of 1003.2.2 when any of the following apply:

1. Building additions permitted that equal 50% or more of the existing building floor area, or exceed 10,000 square feet; whichever is less.
2. [A building that is less than 2,500 square feet, and undergoes a change of occupancy to a lower hazard level, or stays within the current hazard level as defined by Table 1003.2.2.1 shall not be required to provide a fire sprinkler system on a retrofit basis.](#)
- ~~2.~~ 3. Two or more building permits related to increased square footage are issued over any three consecutive years.

~~3.~~ 4. One or more additions within any 3 year period are made to an R-3 occupancy and comply with all of the following:

- c. The aggregate of the additions exceeds 50% of the original (at the time of this ordinance or at original construction, whichever is later) square footage of the house.
- d. The new total area of the building is greater than 5,000 square feet.

~~4.~~ 5. Building remodels are made that require structural changes affecting the primary structural system of the existing building.

~~6. The building undergoes a change of occupancy.~~

6. A building that undergoes a change of occupancy to a higher hazard level, or changes occupancy within hazard level 1 as defined by Table 1003.2.2.1

Table 1003.2.2.1

<u>Hazard Level</u>	<u>Building Occupancy Type</u>
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1003.2.2 Bret Tarver Sprinkler Ordinance. (Effective June 17, 2002, Revised December 13, 2002.) with revised changes.

An automatic sprinkler system shall be installed throughout all levels of all new Group A, B, E, F, H, I, M, R-1, R-4, and S occupancies of more than zero square feet and throughout all R-3 occupancies of more than 5,000 square feet. The calculated area shall include all livable space and the area of any attached garage.

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16. Independent buildings such as restrooms or snack shops 400 square feet or less that are associated with golf courses, parks and similar uses.
17. Detached non-combustible carports or shade canopies .
18. Guardhouses that are less than 300 square feet in size used to control access to or within residential and/or commercial developments.
19. Detached equipment or storage buildings for commercial use not exceeding 300 square feet.
20. Detached non-combustible canopies used exclusively for automotive, motor fuel-dispensing stations for private passenger vehicles not exceeding 5,000 square feet.
21. Manufactured (Mobile) homes built on a permanent chassis designed and built as a dwelling unit and recreational vehicles that were not site built and are portable in nature.

1003.2.2.1 Retrofit.

Existing buildings are required to comply with the provisions of 1003.2.2 when any of the following apply:

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 - e. The aggregate of the additions exceeds 50% of the original (at the time of this ordinance or at original construction, whichever is later) square footage of the house.
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